

An architectural rendering of a modern multi-story residential or commercial building, the District at Civic Square, at dusk. The building features a mix of light and dark exterior panels, large windows, and balconies with dark railings. A central entrance is visible with a sign above it that reads "DISTRICT CIVIC SQUARE". The building is surrounded by landscaped grounds with trees, shrubs, and palm trees. A paved area with a few cars and a pedestrian is in the foreground. A purple semi-transparent box is overlaid on the upper part of the image, containing the title text. Another purple semi-transparent box is overlaid on the lower part of the image, containing the meeting information. The date "10/21/2020" is visible in the bottom left corner.

District at Civic Square

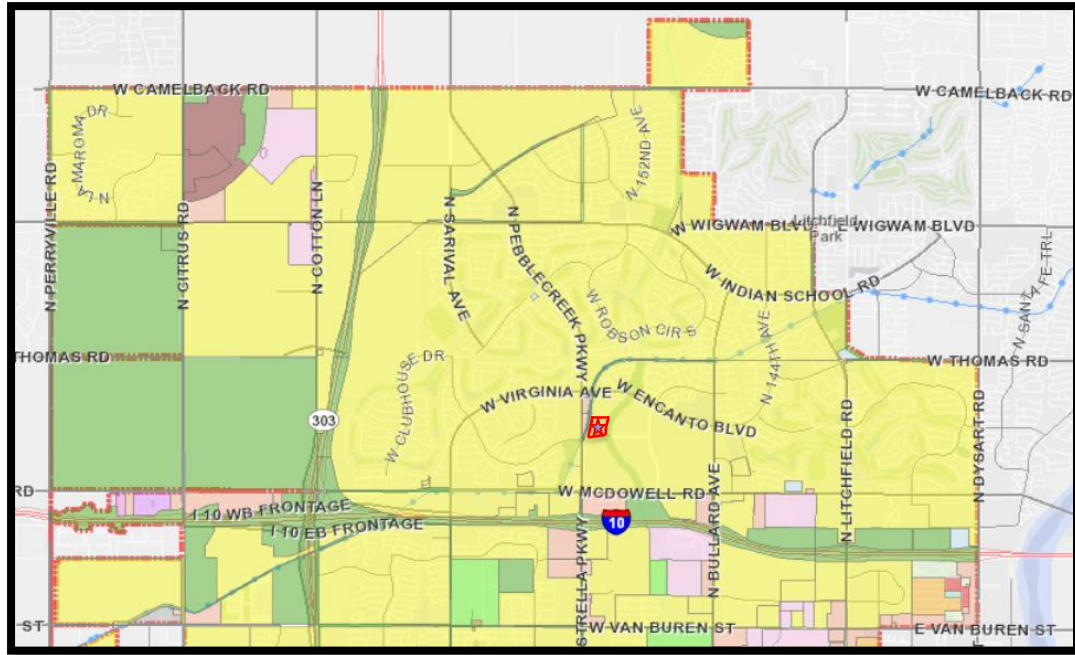
City Council Meeting
October 26, 2020

10/21/2020

Location



- North Goodyear
 - On Monte Vista Rd east of RID canal
 - Approximately 9.3 Acres
 - Currently zoned PAD



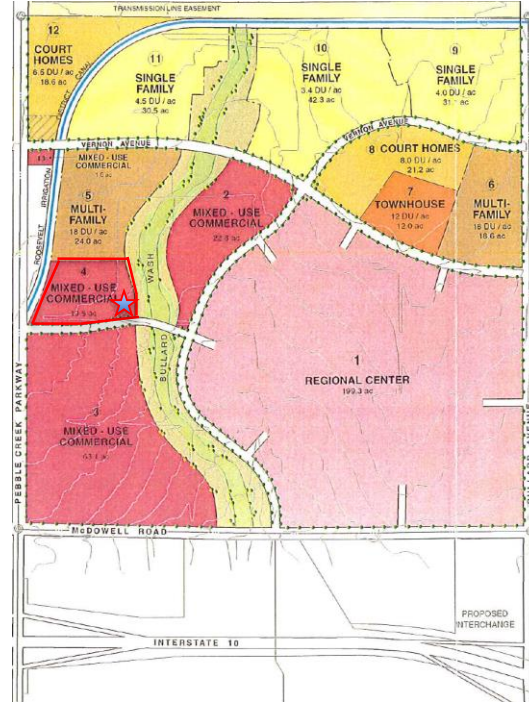
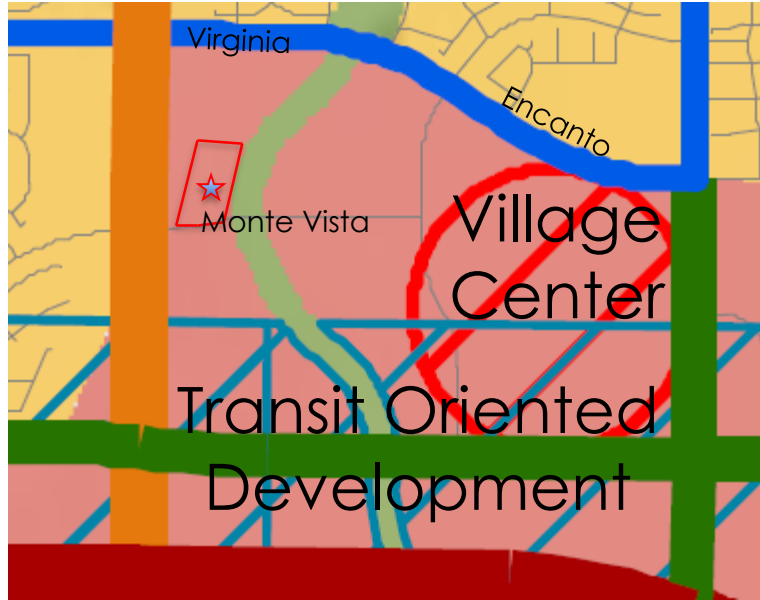
Location



- In Estrella Falls area
 - Adjacent to Civic Square at Estrella Falls



General Plan and Zoning History



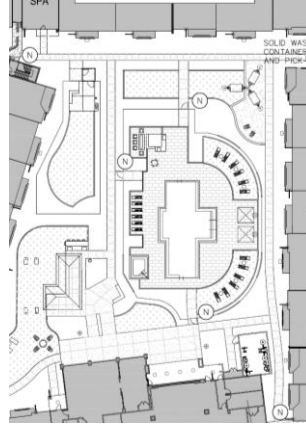
Proposal



- MF-24 (Multi-Family/Residential) w/ Modifications
 - Allow 39 units per acre
 - 60 feet in height
 - (proposed 4 story buildings)
 - Revised Setbacks
 - Revised Parking Standards
 - Enhanced Design Standards
 - Urban Street frontage



Additional Standards

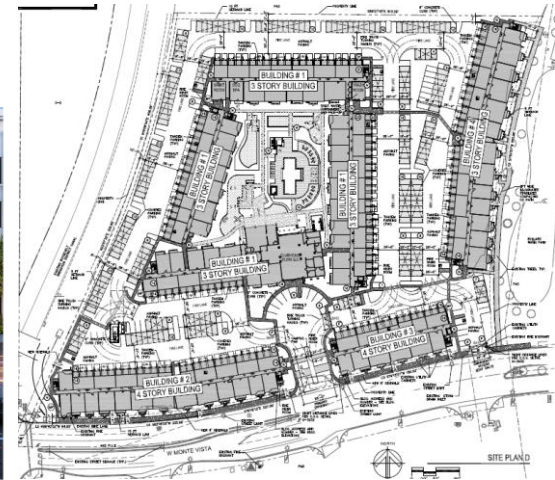


*Images for illustrative purposes only

Recommendation



- Recommend Approval to Rezone:
 - From Goodyear Planned Regional Center PAD - Commercial
 - To District at Civic Square PAD Overlay





Thank You!